

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

20211124000564760
11/24/2021 10:23:48 AM
DEEDS 1/3

Send Tax Notice to:
Robert M. Adams
and Janet O. Adams
615 HWY 109
Wilsonville, AL 35186

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVEN HUNDRED THOUSAND AND 00/100 (\$700,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Angela F. Shearer Cadenhead Bristow, a married woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Robert M. Adams and Janet O. Adams, husband and wife** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

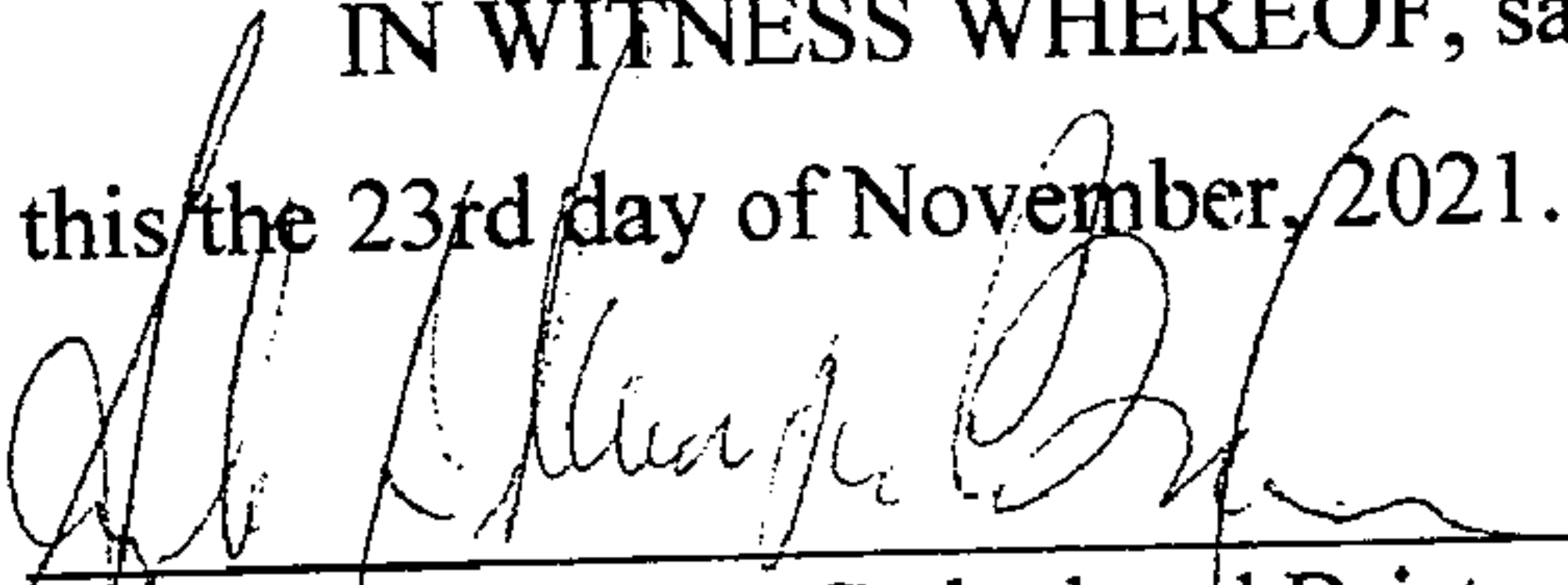
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

The herein described real property is not the homestead of the GRANTOR or of GRANTOR's spouse.

Angela F. Shearer Cadenhead Bristow is one and the same person as Angela Shearer Cadenhead and Angela F. Shearer Cadenhead, grantee in those certain deeds recorded as Instrument #20120402000112500 and Instrument #20130513000198410 in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 23rd day of November, 2021.

X 
Angela F. Shearer Cadenhead Bristow

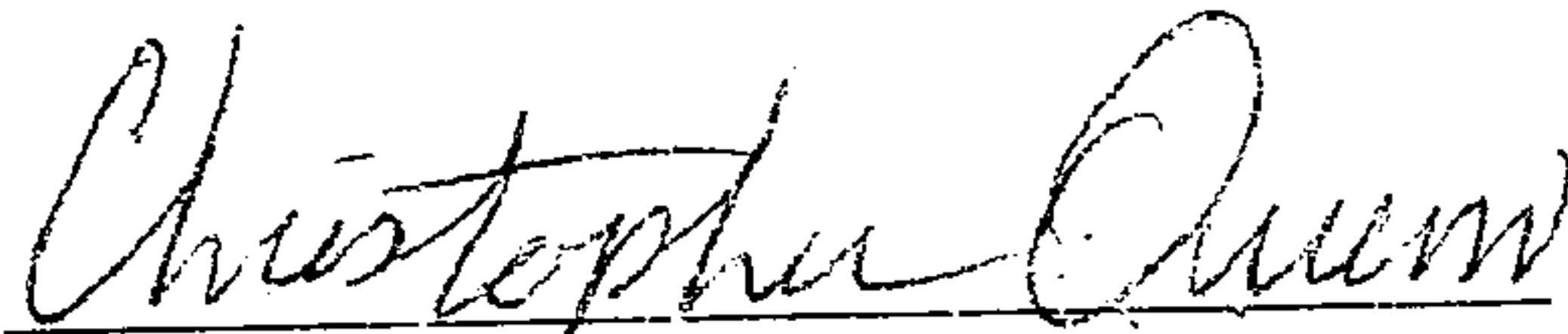
STATE OF ALABAMA
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Angela F. Shearer Cadenhead Bristow**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of November, 2021.


Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

Grantor's Name: Angela F. Shearer Cadenhead Bristow

Grantee's Name: Robert M. Adams
and Janet O. Adams

Grantor's Address: 615 HWY 109,
Wilsonville, AL 35186

Grantee's Address: 615 HWY 109,
Wilsonville, AL 35186

Date of Sale: November 23, 2021

Total Purchase Price: \$700,000.00

The purchase price is verified by the Sales Contract executed by the parties.

Exhibit "A"
Property Description

Parcel 1:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 1 EAST, BEING THE SAME LAND DESCRIBED IN A DEED TO STEVE AND PATRICIA MERE, RECORDED IN INSTRUMENT NUMBER 1995-18450, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 89 DEGREES 18 MINUTES 25 SECONDS WEST, ALONG THE NORTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 47.56 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE WEST RIGHT OF WAY OF COUNTY ROAD NO. 109, AT THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 18 MINUTES 25 SECONDS WEST, ALONG THE NORTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 625.78 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165"; THENCE SOUTH 00 DEGREES 14 MINUTES 10 SECONDS WEST, A DISTANCE OF 465 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165"; THENCE SOUTH 89 DEGREES 18 MINUTES 25 SECONDS EAST, A DISTANCE OF 624.58 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE WEST RIGHT OF WAY OF COUNTY ROAD NO. 109; THENCE NORTH 00 DEGREES 57 MINUTES 39 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 332.77 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT IN SAID RIGHT OF WAY, HAVING A RADIUS OF 1869.82, AN ARC DISTANCE OF 132.31 FEET TO THE POINT OF BEGINNING.

Parcel 2:

The SE 1/4 of the SW 1/4 of Section 21, Township 20 South, Range 1 East, situated in Shelby County, Alabama:

Less and Except:

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4, Section 21, Township 20 South, Range 1 East, Shelby County, Alabama, being a point on the West right of Shelby County Highway #109; Thence run South along the West right of way of Shelby County Highway #109 a distance of 465 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 660 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 465 feet, more or less, to a point on the North line of said 1/4 - 1/4 section; thence turn an angle of 90 degrees to the right and run along the North line of said 1/4 - 1/4 Section a distance of 660 feet, more or less, to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/24/2021 10:23:48 AM
\$168.00 MIST
20211124000564760

Allen S. Bayl